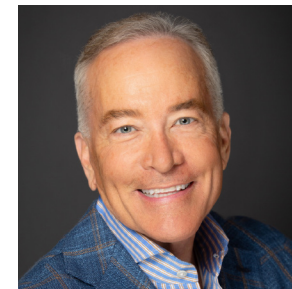


SENIOR HOUSING

NVC

National Valuation Consultants, Inc.

NVC CONTACTS



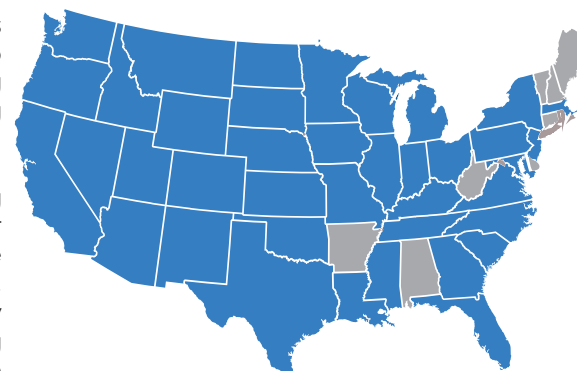
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With the growth of our country's senior population, there is an increasing need for facilities to accommodate their unique and varied housing needs. NVC's Senior Housing Group has extensive valuation experience that spans the entire continuum of care including independent living, assisted living/memory care, skilled nursing facilities, and Continuing Care Retirement Communities (CCRC) located throughout the country.

Appraisers analyzing this property type must possess an in-depth knowledge of "going concern" valuation and a comprehensive understanding of the market forces that impact senior housing. They must also be familiar with the underlying funding for these types of facilities via reimbursements through public programs including Medicare, Medicaid, HUD, and other local and federal government programs. Our staff's industry expertise has led to the award of numerous senior housing portfolio assignments including multiple contracts for the statewide valuation of skilled nursing facilities in both Colorado and Kentucky, which are utilized in setting the Medicaid daily reimbursement rate.

NOTABLE PROJECTS

Kentucky Medicaid Appraisals	Skilled Nursing	25,300 Beds	Statewide - KY
Colorado Medicaid Appraisals	Skilled Nursing	18,500 Beds	Statewide - CO
Project Espresso	Assisted/Skilled Nursing	3,901 Beds	8 States
Assisted Living Concepts	28 Assisted Living Assets	1,150 Beds	9 States
Nine Facilities	Skilled Nursing	490 Beds	Calhoun County, IA
Franke Tobey Jones	CCRC/Congregated Care	490 Beds	Seattle, WA
Destinations Alexander	55+ Living	472 Units	Las Vegas, NV
Frasier Meadows	CCRC Facility	295 Units	Boulder, CO
Harmony at West Shore	Independent/Assisted/Memory	193 Units/226 Beds	Harrisburg, PA
Harmony at Brentwood (Proposed)	Independent/Assisted/Memory	191 Units/208 Beds	Nashville, TN
Royal Oaks	CCRC/Congregated Care	183 Beds	Phoenix, AZ
Williamsport Retirement Village	Assisted/Skilled Nursing	170 Beds	Hagerstown, MD
Elan Santa Monica	Assisted/Memory	109 Units/113 Beds	Albuquerque, NM
Primrose Retirement of Stillwater	Assisted Living	103 Units/Beds	Stillwater, OK
Villa Esprit	55+ Living	100 Units	Aurora, CO
Harmony at Hope Mills	Assisted Living	88 Units	Fayetteville, NC
Meridian Santa Monica Portfolio	Memory Care	57 Beds	Santa Monica, CA
The Academy	CCRC/Congregated Care	53 Units/10 beds	Boulder, CO
Traditions at North Willow (Proposed)	Independent Living	50 Units	Indianapolis, IN

SENIOR HOUSING PRODUCT TYPES

- ◆ Independent Living
- ◆ Assisted Living
- ◆ Memory Care
- ◆ Skilled Nursing
- ◆ Age Restricted

